

Project Goal & Process

Goal: to develop a plan for TC-3 that was informed by conversations with the community and the economic realities of the development market in Federal Way

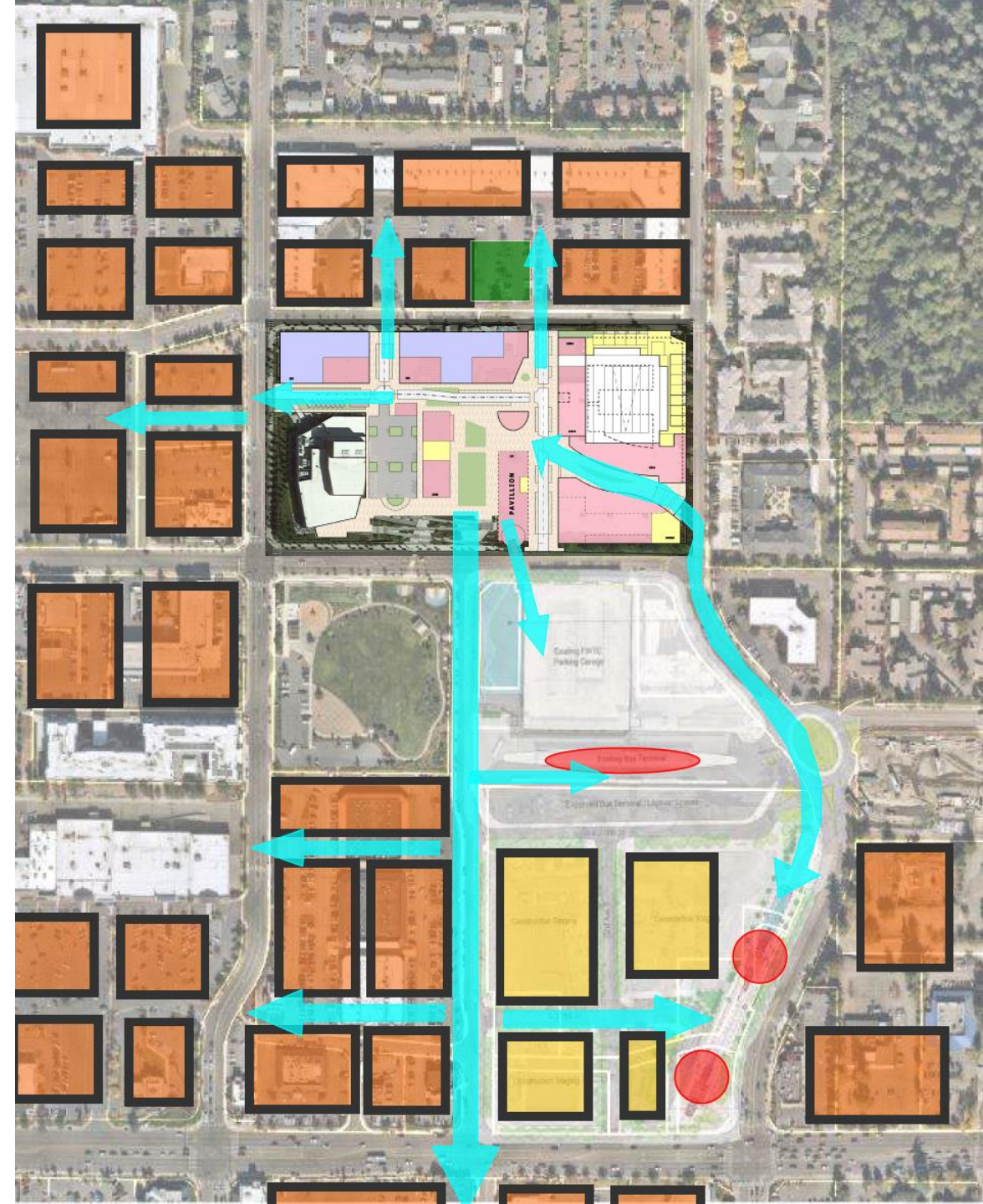
City hired: VIA Architecture (Seattle) who partnered with Leland Consulting (Portland)

Staff-led Community Outreach:

- Farmer's Market (2 Saturdays)
- Chamber of Commerce
- Red, White & Blues 4th
- EngageFW
- Kiwanis Salmon Bake
- Lion's Club Make Music
- Planning Commission
- Comp. Plan ad hoc Committee
- Council Downtown ad hoc Committee

1. Vision and guiding principles

1. **Create a sense of place and civic identity** for the Federal Way Town Center, reflective of the growing, diverse community
2. **Provide a catalyst** for mixed use residential and pedestrian-focused retail
3. **Anchor the north downtown** and build a pedestrian-scale block structure, with smaller, more active public spaces
4. **Capitalize on momentum and timing** of recent and imminent investments

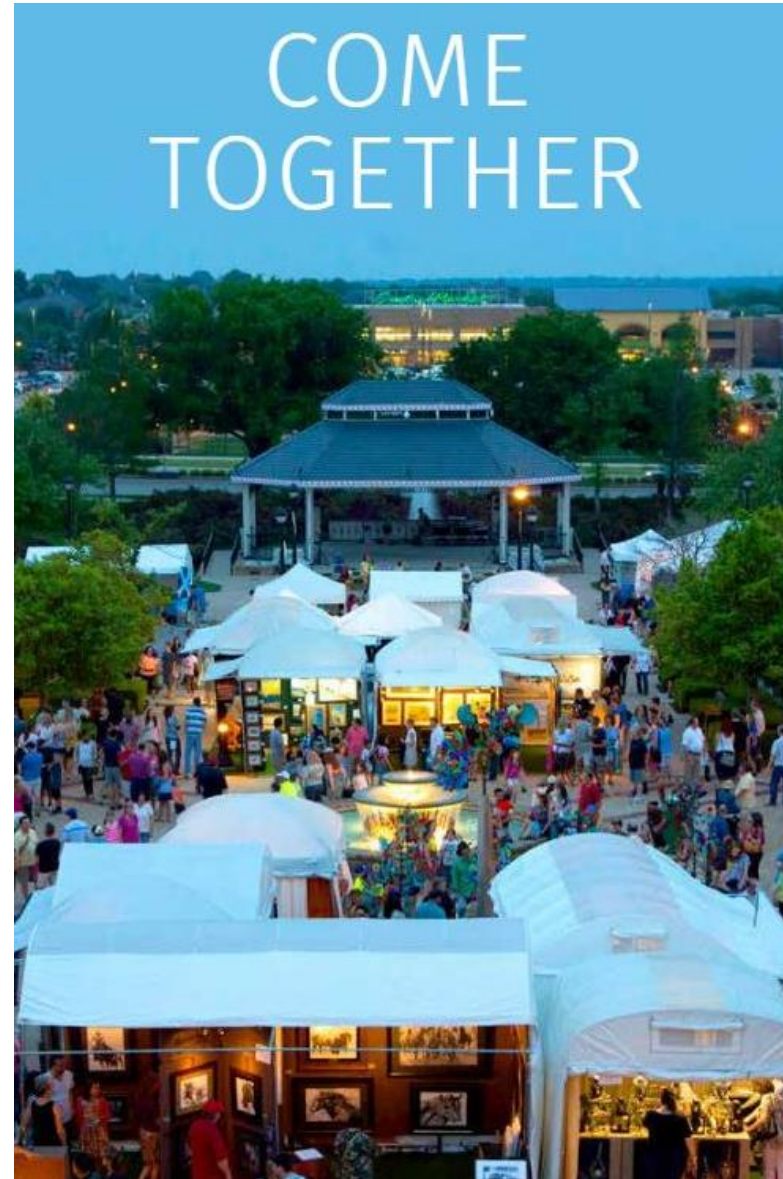
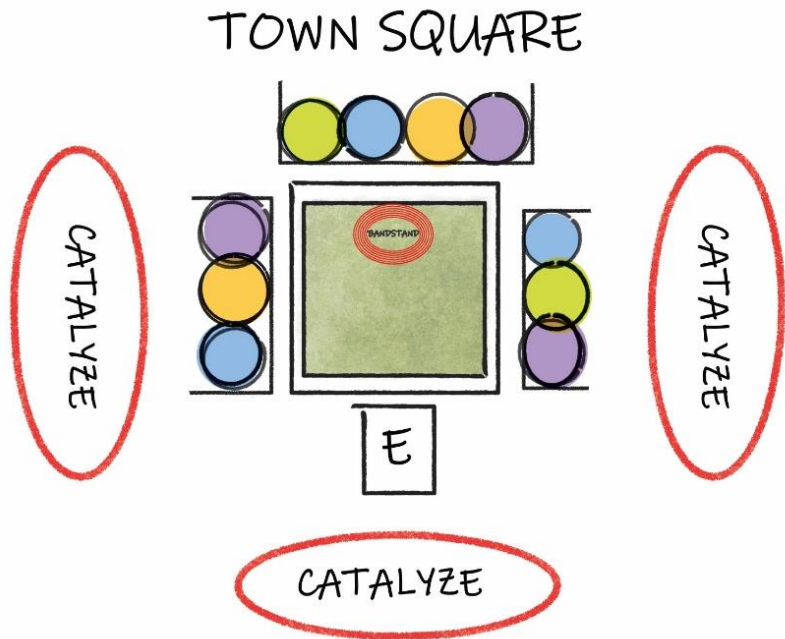


2. Land Uses: Examples



2. Land Use Highlight: Central/Town Square

- Central civic space defined by proportionally high edges of buildings and landscape.
- Local landmark structure on one edge of town square

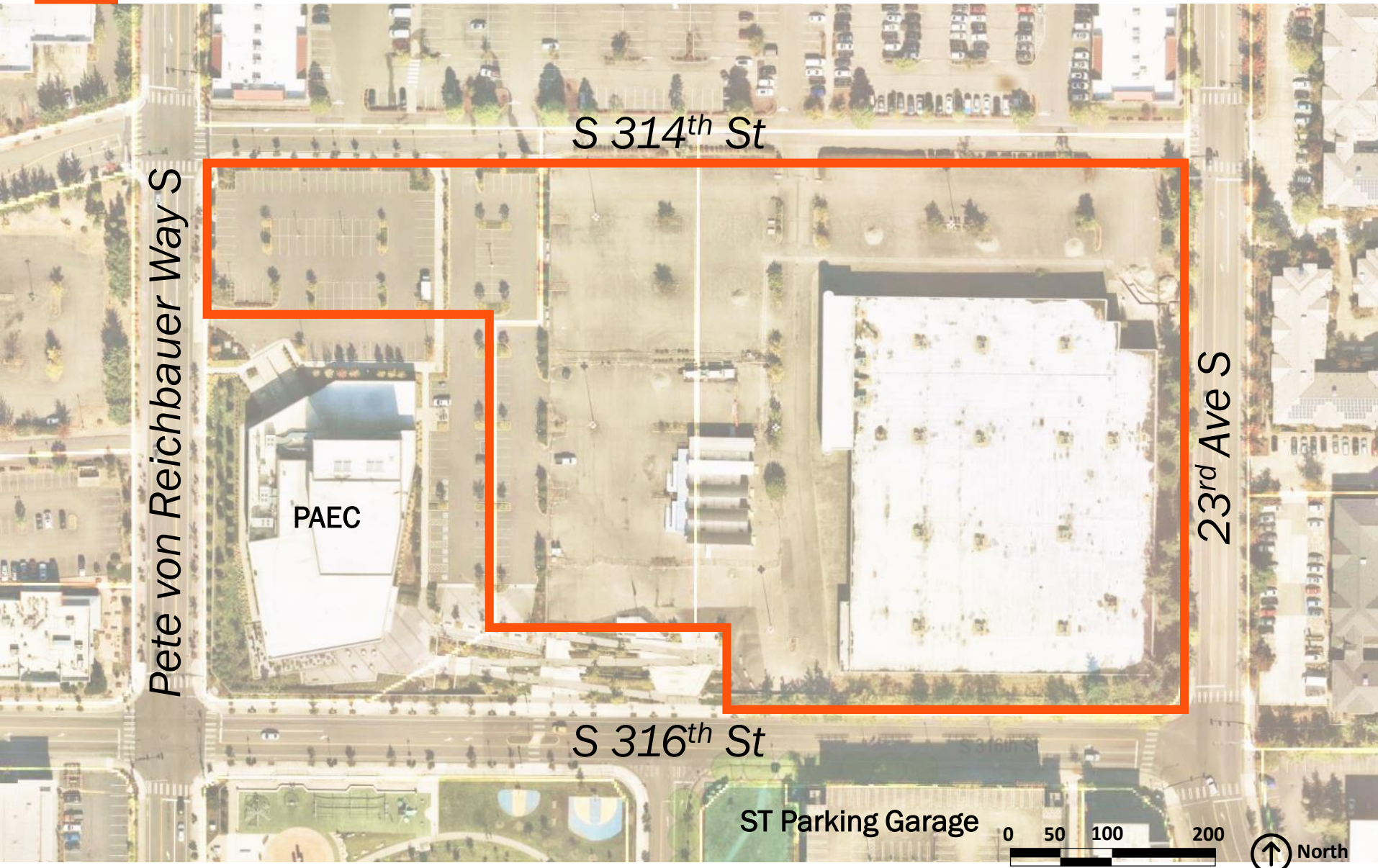


2. Land Use Highlight: Food

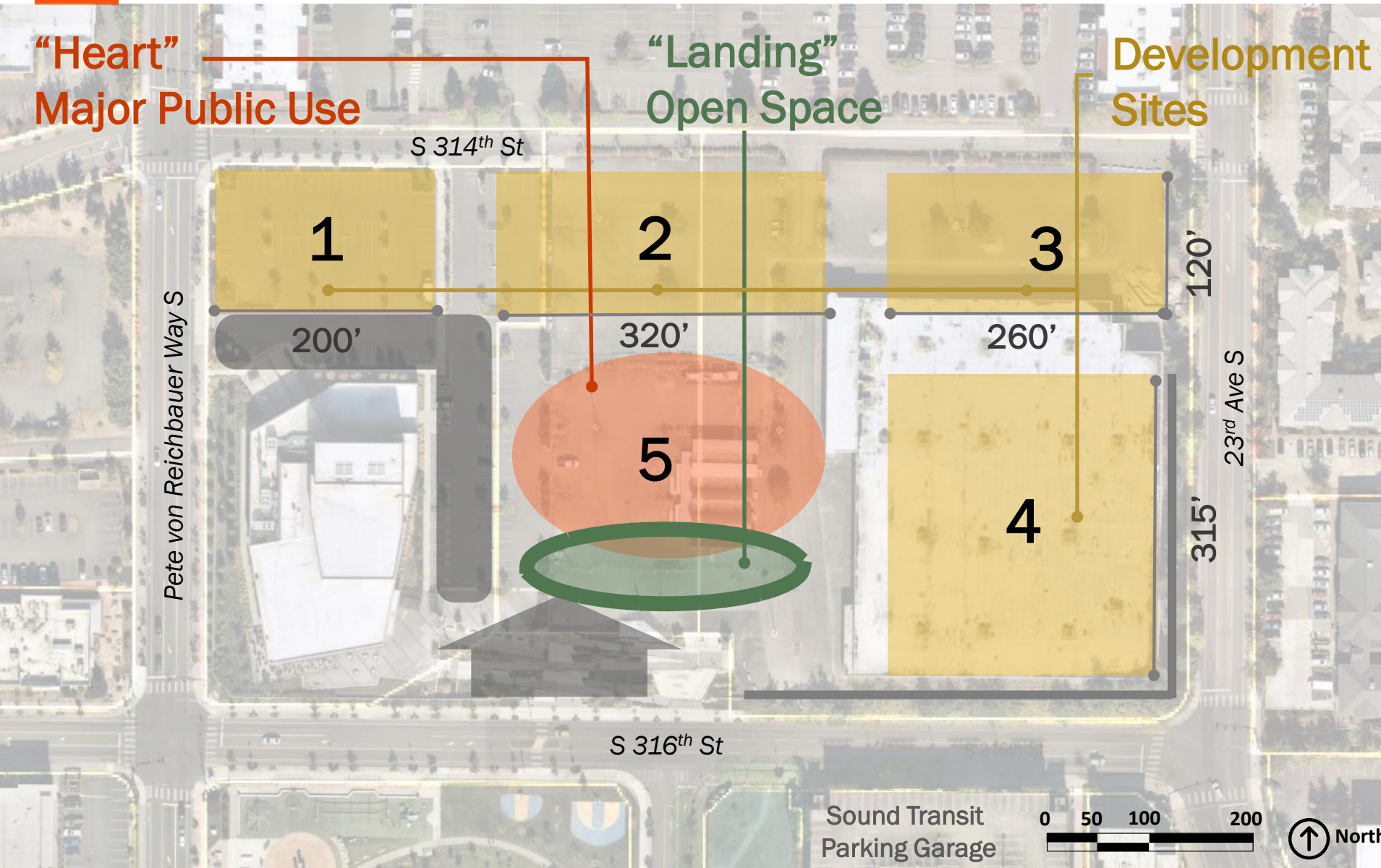
- Food as a reason to come together
- Public market and complementary open space as heart of north downtown
- Strong retail and other active uses facing public market



3. Project Boundary



3. Development Framework: parcels

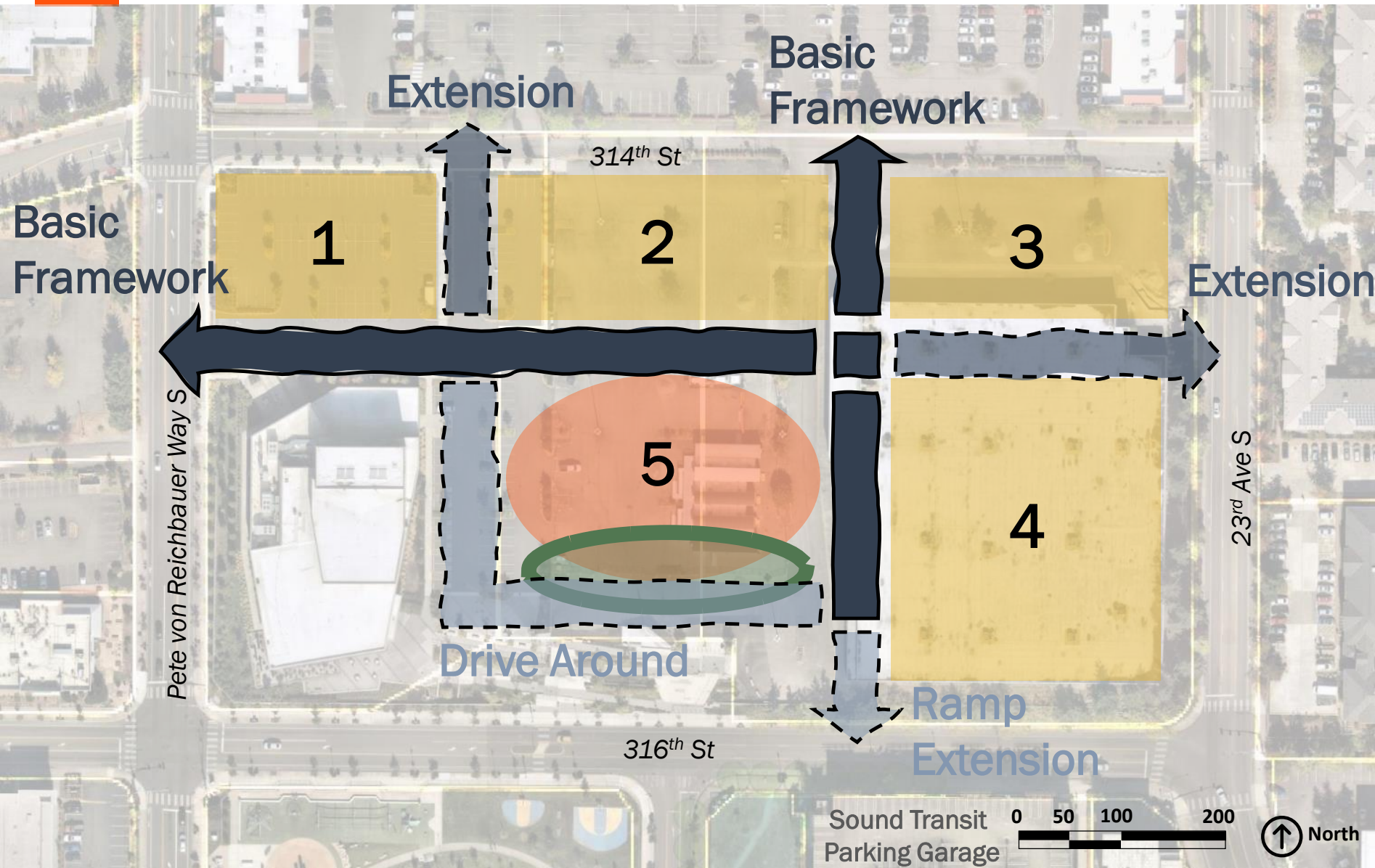


HEART drives site identity, an anchor for the north end of downtown

LANDING provides sweeping views to downtown Federal Way

DEVELOPMENT SITES sized for efficiency and flexibility

3. Development Framework: circulation

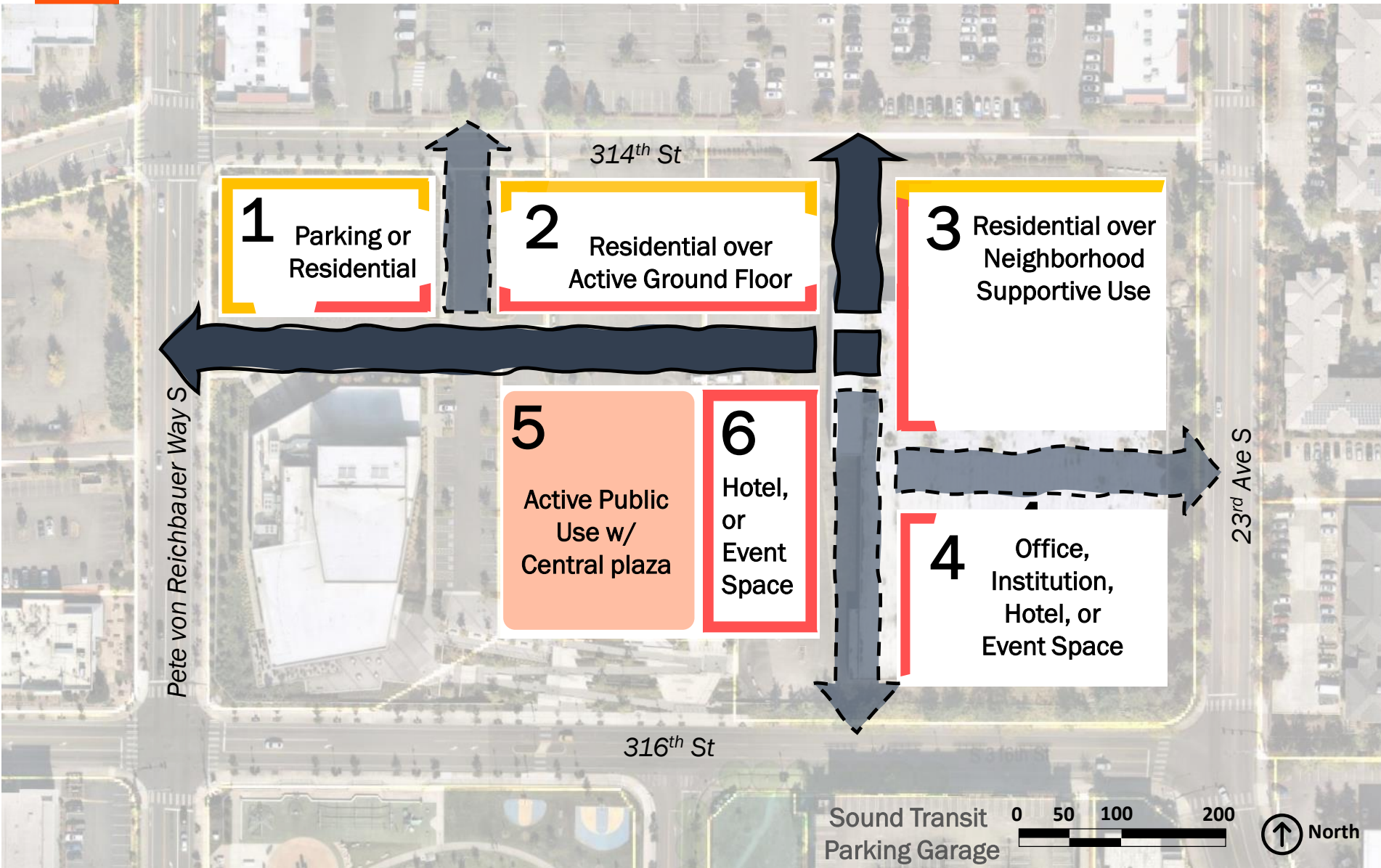


BASIC FRAMEWORK provides access, accommodates utilities.

EXTENSIONS unlock further potential of block

DRIVE AROUND OR RAMP EXTENSION Alternative ways to address south end of site, each with a different set of benefits.

3. Land Use Applied to Development Framework



Active Edge (Storefront retail, restaurant, ground related housing, event space, etc.)

- Central Site Activation
- Site Perimeter Activation

4. Preferred Alternative

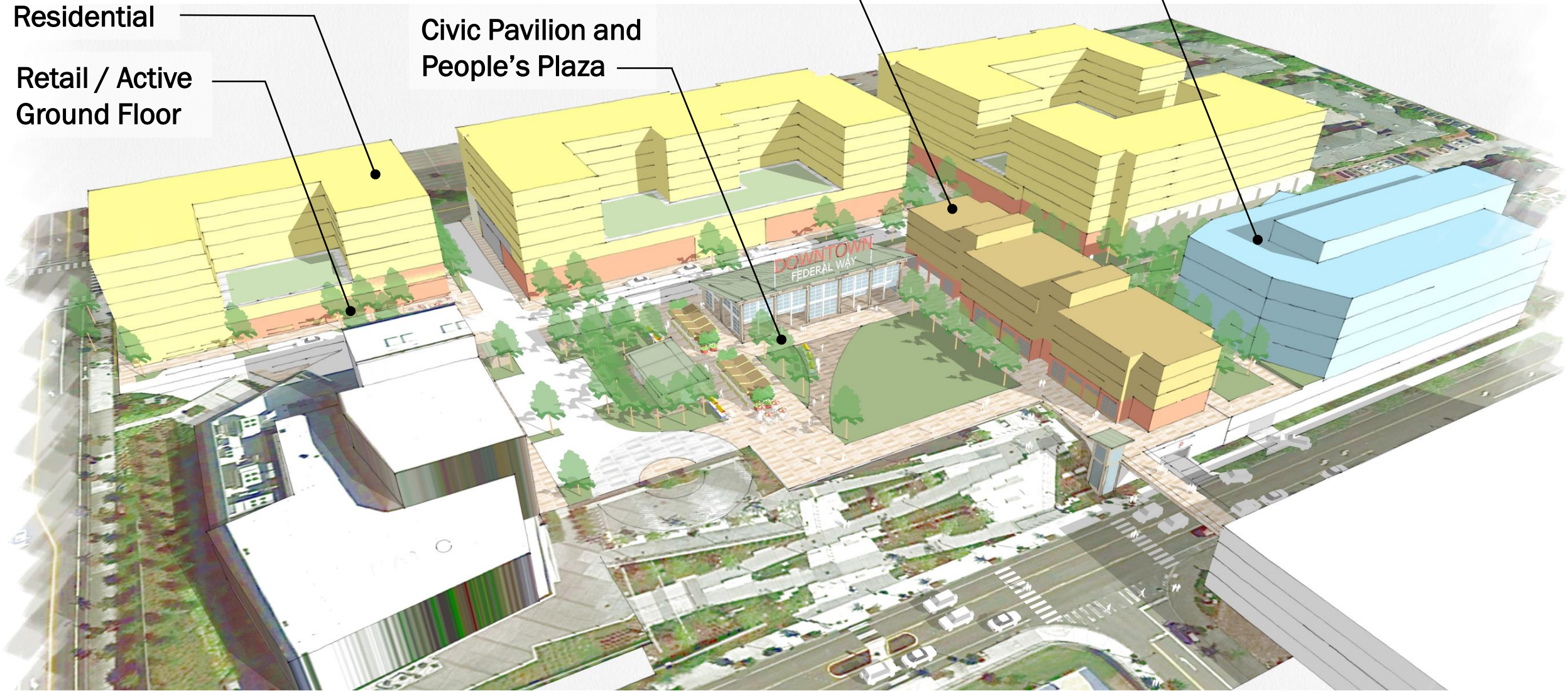
Residential

Retail / Active
Ground Floor

Civic Pavilion and
People's Plaza

Hotel

Office



Landmark sign as view terminus for 21st Ave

PAEC

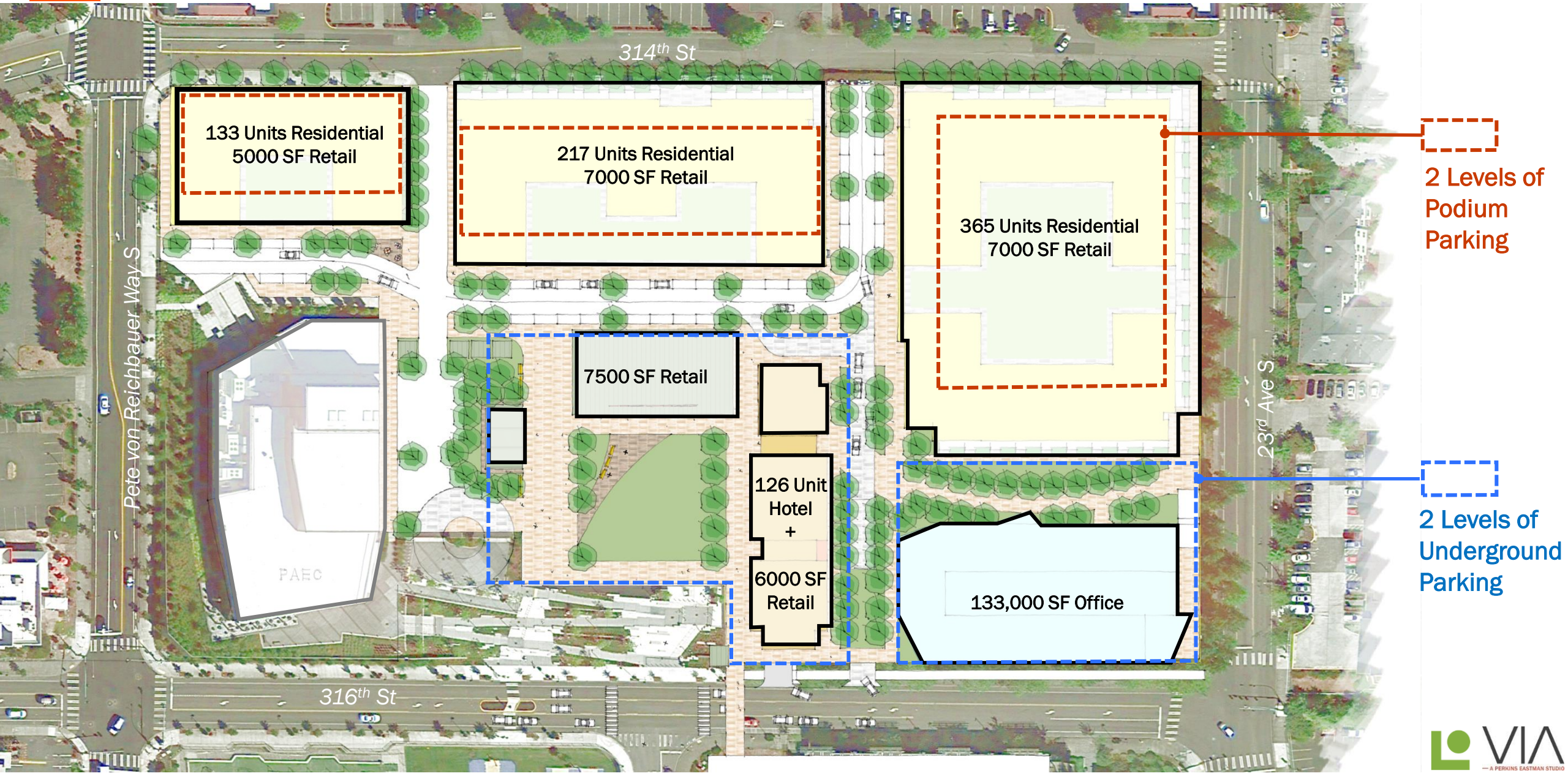
DOWNTOWN
FEDERAL WAY

Potential for expanded site access options

“The Acropolis”

View from 21st Ave S looking up the stair/ramp

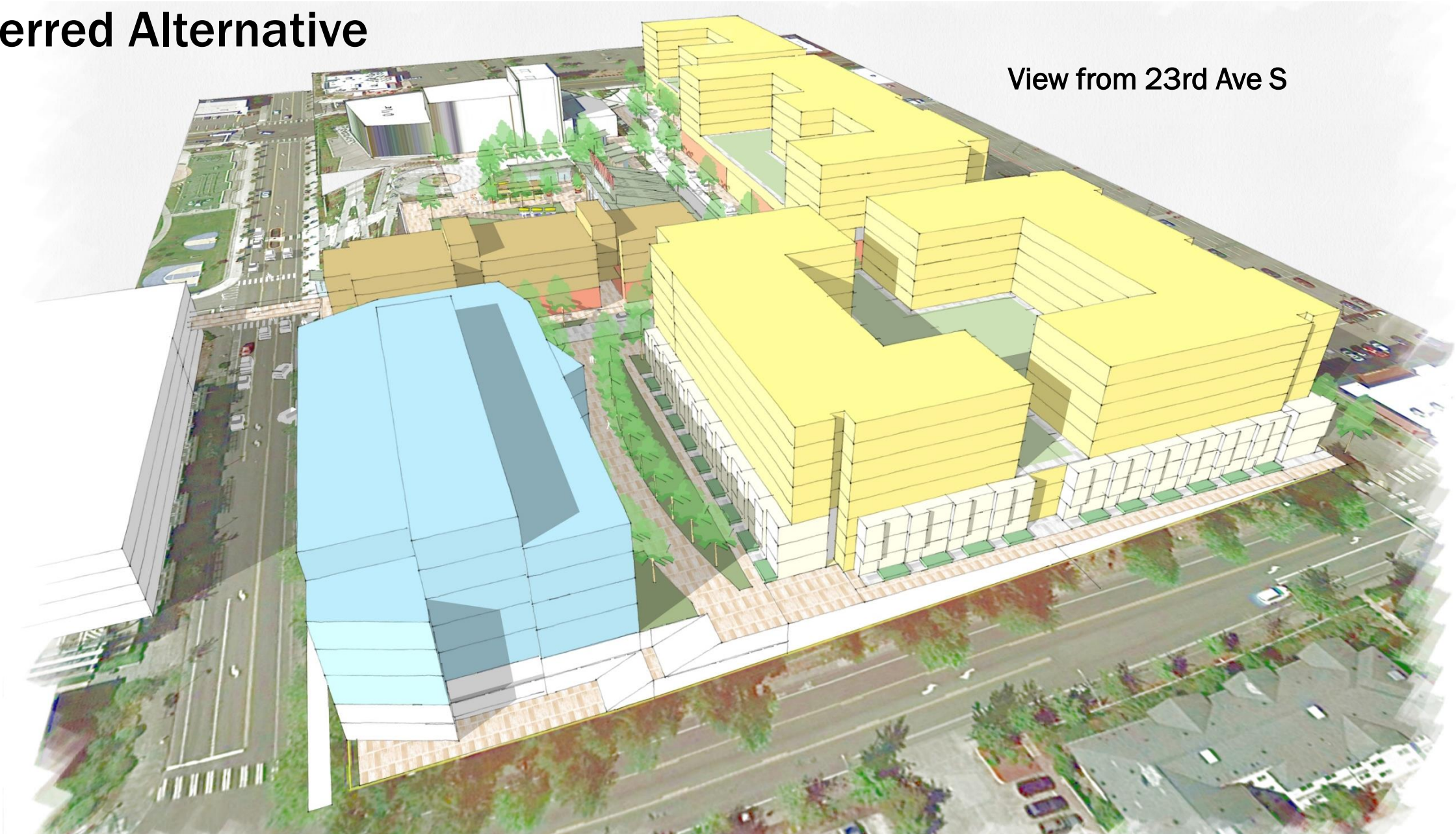
4. Preferred Alternative



2 Levels of Podium Parking

2 Levels of Underground Parking

4. Preferred Alternative



View from 23rd Ave S

4. Preferred Alternative

View from 314th St



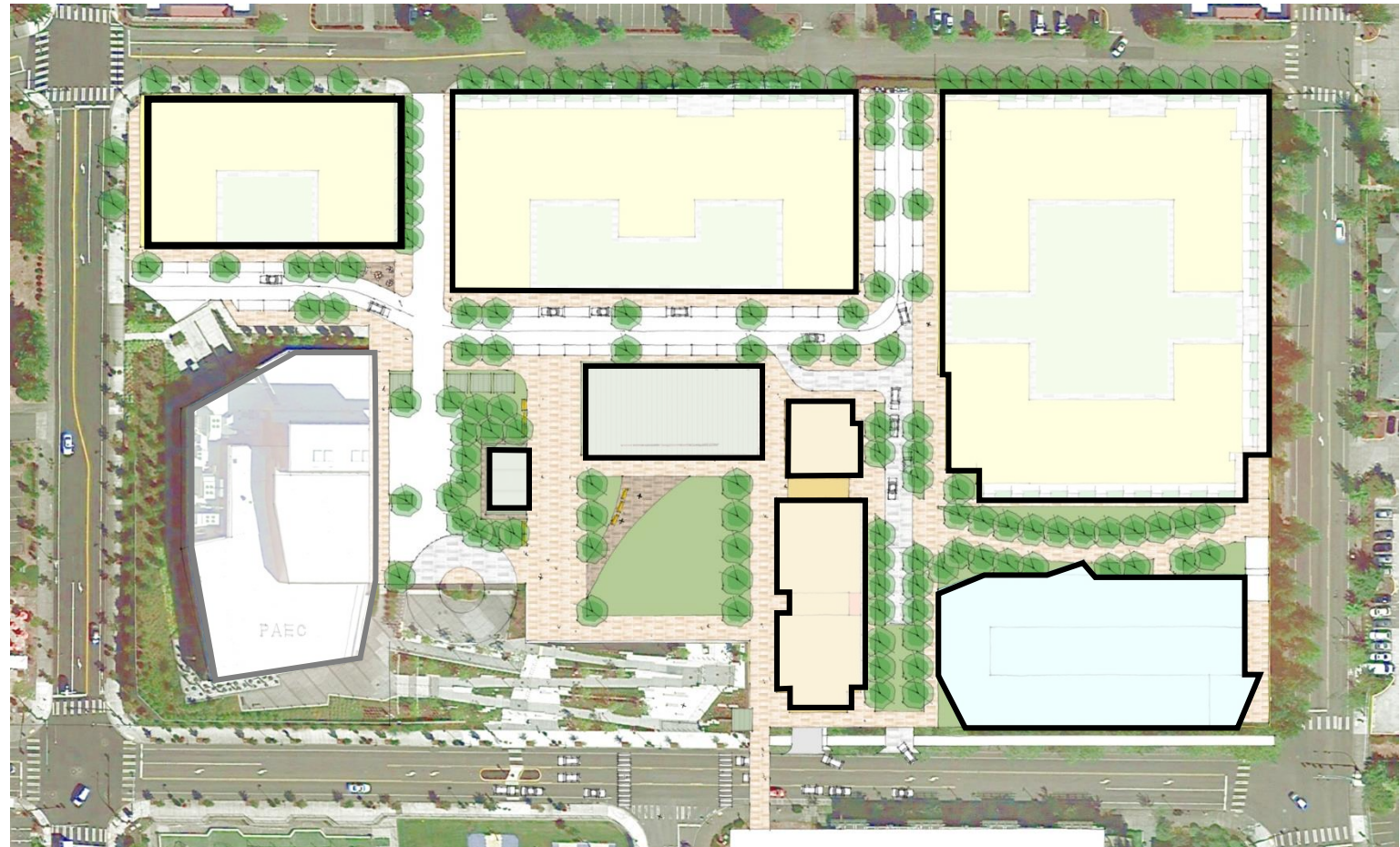
4. Preferred Alternative

Civic Pavilion and People's Plaza



4. Preferred Alternative - Key Characteristics

1. **Active ground floor uses** and ground-related housing to promote safety and vibrancy
2. **Public spaces** varied in size and character to host diverse range of activities appropriate for an urban downtown
3. **Permeable block layout** and pedestrian-first street design to promote site accessibility and connectivity
4. **Trees and green infrastructure** to provide aesthetic and environmental benefits and manage stormwater
5. **Density and balance of uses** to provide drivers of activity and excitement characteristic of an urban downtown



LEARN ABOUT THE PLAN TO KICK OFF
REDEVELOPMENT OF DOWNTOWN
FEDERAL WAY



TC-3 Master
Development Plan

**ATTEND THE MEETINGS
BELOW TO LEARN MORE
& SHARE YOUR THOUGHTS**

LUTC: Monday Nov. 7 at 5pm
Special Session: Tuesday Nov. 15 at 5pm
City Council: Tuesday Nov. 15 at 6:30pm

Provide input and feedback on <https://engagefw.com/downtown>